

TO
LET



The Pastures, Broughton Astley, Leicester LE9 6SY

£875 pcm

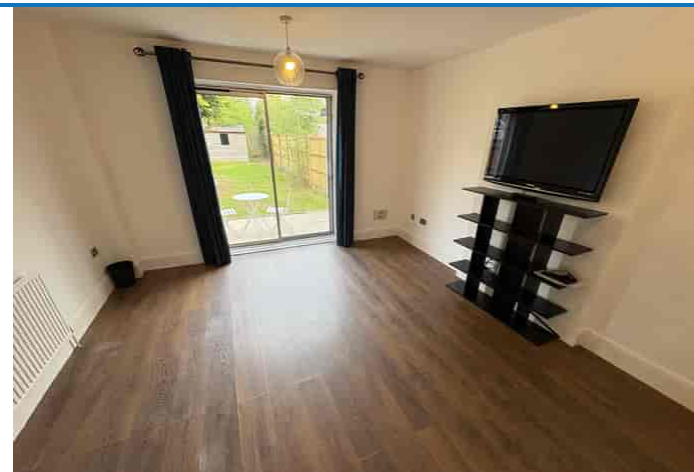
77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 lettings@davidrobinsonestates.co.uk

PROPERTY DESCRIPTION

Looking For The Wow Factor! - Then look no further with this mid town house which has immaculate accommodation comprising, entrance hall, lounge, fitted kitchen, first floor landing, two good size bedrooms and re-fitted family bathroom. The property benefits from gas fired central heating and UPVC double glazing with off road parking to front of the property and well maintained landscaped gardens to rear. Internal viewing comes highly recommended.

POINTS OF INTEREST

- *Mid Town House*
- *Two Bedrooms*
- *Lounge/Diner*
- *Fitted Kitchen*
- *ORP*
- *Gardens*
- *Available Now*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed door to front aspect, laminate flooring and stairs to first floor landing.

Lounge/Diner

14' 3" x 12' 2" (4.34m x 3.71m) Double glazed sliding doors to rear aspect, laminate flooring and radiator.

Fitted Kitchen

9' 11" x 6' 7" (3.02m x 2.01m) UPVC double glazed window to front aspect, being re-fitted with a range of wall and base units with built in oven, hob, sink/drain, plumbing for washing machine.

First Floor

First Floor Landing

Built in airing cupboard, laminate flooring and loft access.

Bedroom One

12' 10" x 11' 1" (3.91m x 3.38m) Two UPVC double glazed windows to front aspect, laminate flooring and radiator.

Bedroom Two

11' 1" x 6' 3" (3.38m x 1.91m) UPVC double glazed window to rear aspect, laminate flooring and radiator

Family Bathroom

UPVC double glazed window to rear aspect, being re-fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over, tiled floor, tiled surround and heated towel rail.

Rear Garden

To the rear of the property there are well maintained landscaped rear gardens with patio area, laid to lawn with border surround with shrubs and plants, further to the rear there is rear access.

Additional Notes:

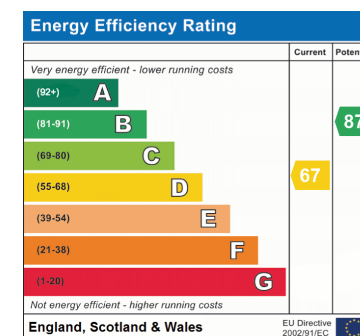
Council tax band A (Harborough District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of





Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.